

Division of Health Service Regulation

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER: HAL041049	(X2) MULTIPLE CONSTRUCTION A. BUILDING: 01 B. WING _____	(X3) DATE SURVEY COMPLETED 04/12/2016
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NAME OF PROVIDER OR SUPPLIER BROOKDALE LAWDALE DRIVE	STREET ADDRESS, CITY, STATE, ZIP CODE 3823 LAWDALE DRIVE GREENSBORO, NC 27455
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C 000	<p>Initial Comments</p> <p>This report is of a Biennial Construction Survey done by Bob Getchell on April 12, 2016.</p> <p>This facility was first licensed as a Home for the Aged serving 70 residents on January 16, 1996. Therefore the facility must meet the 1996 and the applicable portions of the 2005 Rules for the Licensing of Adult Care Homes, and, the 1996 North Carolina State Building Code-Section 409-Institutional Unrestrained Occupancies and built as Type V-Protected construction.</p> <p>Deficiencies were noted which will require a new plan of correction.</p>	C 000		
C 111	<p>Must Have Current San. & Fire Safety Reports</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0302 DESIGN AND CONSTRUCTION(f) The facility shall have current sanitation and fire and building safety inspection reports which shall be maintained in the home and available for review.</p> <p>This Rule is not met as evidenced by: 1. Based on observation, current reports were not available at the time of the survey.</p> <p>Findings include: The following reports were not available at the time of the survey: a) Fire Marshalls Report,</p>	C 111		
C 166	<p>Housekeeping-Maintained Free of Hazards</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0306 HOUSEKEEPING AND</p>	C 166		

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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE _____ TITLE _____ (X6) DATE _____

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C 166	<p>Continued From page 1</p> <p>FURNISHINGS (a) Adult care homes shall: (5) be maintained in an uncluttered, clean and orderly manner, free of all obstructions and hazards; (e) This Rule shall apply to new and existing facilities.</p> <p>This Rule is not met as evidenced by: 1. Based on observation, the building was not maintained free of hazards by improper storage of oxygen cylinders. This would affect all residents by potentially exposing them to hazards from a ruptured cylinder.</p> <p>Findings include: In Room 6 an oxygen bottle is being stored loose on the floor.</p>	C 166		
C 183	<p>Fire Extinguishers</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0308 FIRE EXTINGUISHERS (a) At least one five pound or larger (net charge) A-B-C type fire extinguisher is required for each 2,500 square feet of floor area or fraction thereof. (b) One five pound or larger (net charge) A-B-C or CO/2 type is required in the kitchen and, where applicable, in the maintenance shop.</p> <p>This Rule is not met as evidenced by: 1. Based on observation, the building fire protection equipment was not maintained to keep the facility safe. This would affect all residents by not having fire protection equipment operable for use in an emergency.</p> <p>Findings include: The inspection tags on the fire extinguishers</p>	C 183		

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C 183	Continued From page 2 indicate that routine monthly inspections are not being performed per NFPA 10	C 183		
C 189	<p>Building Equipment Maintained Safe, Operating</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS</p> <p>(a) The building and all fire safety, electrical, mechanical, and plumbing equipment in an adult care home shall be maintained in a safe and operating condition.</p> <p>(k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.</p> <p>This Rule is not met as evidenced by:</p> <p>1. Based on observation, the building fire protection equipment was not maintained operable to keep the facility safe. This would affect all residents if the systems failed to detect smoke or suppress a fire.</p> <p>Findings include:</p> <p>a. The motorized radiation dampers in the HVAC ceiling vents throughout the facility activated upon alarm, however when the alarm was reset the majority of the radiation dampers did not return to the open position. NOTE: Sprinkler report advises reprogramming of dampers onto a "disable" soft key so dampers will stay open when alarm is tested.</p> <p>2. Based on observation, the building HVAC equipment was not maintained to keep the facility safe. This would affect all residents by not maintaining adequate environmental conditions.</p>	C 189		

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C 189	<p>Continued From page 3</p> <p>Findings include:</p> <p>a. The HVAC systems throughout the building are compromised due to the obstruction of ceiling supply and return ducts by activated radiation dampers.</p> <p>3. Based on observation, the building was not maintained in a safe manner by not maintaining the fire-resistance rating of building components. This would affect all residents by not containing smoke and fire in the room or smoke compartment of origin.</p> <p>Findings include:</p> <p>a. The Fire Panel Room ceiling has unprotected penetrations by pipe and cable</p> <p>b. The main Laundry has a ceiling split open.</p> <p>c. The main Laundry has a hole in the wall covered with luan plywood</p> <p>d. The main Laundry room has an open junction box in the ceiling</p> <p>e. The kitchen has a hole in the wall behind the entry door from the service corridor</p> <p>f. The corridor has unprotected penetrations in the ceiling at the modems.</p> <p>g. The HVAC room in the attic over the fire panel room has unprotected penetrations in the walls.</p> <p>h. The HVAC room in the attic over room 5 has unprotected penetrations in the walls</p> <p>i. The attic smoke barrier wall at room 13 has unprotected penetrations by cable, and the tape is falling off.</p> <p>j. The attic smoke barrier wall at room 38 has unprotected penetrations by cable, and the tape is falling off</p> <p>k. HVAC escutcheons are missing in the Training Room, corridor at room 12, File Room near room 11 and in the Resident Laundry</p> <p>l. In the Electrical Room at room 47 the ceiling</p>	C 189		

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C 189	<p>Continued From page 4</p> <p>has unprotected penetrations by cable and conduit.</p> <p>m. In the Electrical Room near room 4 the ceiling exhaust vent is open to the attic, and is not protected by a radiation damper.</p> <p>n. In the resident Laundry the sprinkler escutcheon is missing</p> <p>These unprotected openings are not in conformance with the requirement to use a through penetration fire stop system that has been tested in accordance with ASTM E-814</p> <p>4. Based on observation, the building mechanical systems were not maintained in a safe manner by omitting radiation dampers in ceiling penetrations. This would affect all residents by not containing smoke and fire in the room or smoke compartment of origin.</p> <p>Findings include: The following areas were missing ceiling radiation dampers:</p> <ol style="list-style-type: none"> Clean Linen Room, Staff Lounge, Kitchen Med Room Salon Pantry <p>Ensure an adequate Fire Barrier has been provided at these ceiling penetrations. Note: Fire dampers at the ceiling membrane were permitted to be omitted from areas required to be separated by the 1996 NCSBC Section 409.1.5 - Protection from Hazardous Areas and provided with Fire Barriers to the roof deck.</p> <p>5. Based on observation, the facility components were not maintained operable by having doors that did not close completely and latch.</p>	C 189		

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C 189	<p>Continued From page 5</p> <p>Findings include: The following doors have issues: a) The main Laundry, which is greater than 100 square feet, has had the reqiored door closer disconnected. b) Downstairs back right bedroom door scrubs frame and will not close and latch, c) Bedroom 40 has a bi-fold closet door off track, d) The kitchen door to the Dining Room is being held open with a permanent magnet, i.e. it does not release upon detection of smoke as required.</p> <p>6. Based on observation, the building exit signage and emergency illumination were not maintained in a safe manner. This would affect all residents by not keeping the exits visible in an emergency.</p> <p>Findings include: Exit signs and emergency lights are not working in the following locations: a) Exit sign near room 15 is not working on battery backup, b) Exit sign near room 8 is not working on battery backup c) Emergency Light #12 near the Salon is not working on battery backup</p>	C 189		
C 191	<p>Unvented & Portable Elec. Heaters Prohibited</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS (b) There shall be a heating system sufficient to maintain 75 degrees F (24 degrees C) under winter design conditions. In addition, the following shall apply to heaters and cooking appliances.</p>	C 191		

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C 191	<p>Continued From page 6</p> <p>(2) Unvented fuel burning room heaters and portable electric heaters are prohibited. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.</p> <p>This Rule is not met as evidenced by: 1. Based on observation, the facility was not maintained in a safe manner by having portable electric heaters in use.</p> <p>Findings include: Portable electric heaters were found in the following locations: a) Kitchen Office b) Business Office next to Administrator Office,</p>	C 191		
C 199	<p>Exhaust Ventilation</p> <p>SECTION .0300 - PHYSICAL PLANT 10A NCAC 13F .0311 OTHER REQUIREMENTS</p> <p>(g) The spaces listed in this Paragraph shall be provided with exhaust ventilation at the rate of two cubic feet per minute per square foot. This requirement does not apply to facilities licensed before April 1, 1984, with natural ventilation in these specified spaces: (1) soiled linen storage; (2) soil utility room; (3) bathrooms and toilet rooms; (4) housekeeping closets; and (5) laundry area. (k) This Rule shall apply to new and existing facilities with the exception of Paragraph (e) which shall not apply to existing facilities.</p> <p>This Rule is not met as evidenced by: 1. Based on observation, the building exhaust</p>	C 199		

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C 199	Continued From page 7 ventilation was not maintained in accordance with this Rule. Findings include: a. The exhaust fan in room 26 bathroom is not working. b. Numerous exhaust fans are not working throughout the building due to activated radiation dampers blocking the exhaust ducts.	C 199		